

## **CRCOG Ad-Hoc Working Committee on Crumbling Foundations**

### **Guidelines Regarding Assessments Related to Crumbling Foundations**

Numerous towns have experienced crumbling foundations. The passage of HB 5280 allows for homeowners to adjust their assessments who have experienced this problem. ***CRCOG's Ad-Hoc Working Committee on Crumbling Foundations is putting forth the following guidelines in an attempt to enable the impacted communities to act as consistently as possible.***

CRCOG's Ad-Hoc Working Committee along with assessors of many of the towns have agreed on the following as guidelines for towns for the following reasons:

- 1) There has not been enough home sales that have this problem to establish market data of the actual fluctuations in home values
- 2) The homeowner's change in assessment is valid for five years, but the homeowner may request a reassessment based on changes or advancement of the problem.

The following suggested depreciation schedule has been agreed upon by the majority of assessors in the affected towns:

**Level A** (documented to be "defective" - no sign of problems), 20% (requires a petrographic analysis to establish that the problem actually exists)

**Level B** (minor degradation- no repair required), 60%

**Level C** (minor to moderate degradation- repair suggested/recommended), 75%

**Level D** (moderate to severe degradation- significant repairs required), 90%

**Level E** (severe degradation- imminent threat of failure), 100%

This discount is recommended off of the building value. A minority of assessors feel that the devaluation value could be applied as a percentage off an estimate cost to cure (of about \$800 per linear foot), but the majority prefers the building value as that is more defensible and is a standardized measure, not subject to numerous variations.